

S U M M A R Y

FILE NO.	2246	Thomas Guide Map No.	655
		Date Received:	12/14/06
		Date Distributed:	12/18/06
ENTITY	Southwest Suburban Sewer District	Date Filed:	
ACTION	Resolution for Annexation	Expiration 45 Days:	01/27/07
TITLE	Cormodes/Roberts Olympic View Annexation	Board Meeting:	01/11/07

Location	The annexation area is located entirely within the City of Burien. The northern boundary of the site is located generally south of South 145 th Street (if extended). The western-most boundary is due east of (and generally follows) SR 509. The southern-most boundary is located at approximately South 152 nd Street. The eastern boundary is variously formed by 5 th Avenue South, 6 th Avenue South, and 8 th Avenue South.
Land Area	Approximately 71 acres (200 parcels)
Existing Land Use	Single-Family Residential Use (188 parcels); Vacant land (12 parcels)
Population	Estimated at 431 people
Assessed Valuation	Approximately \$42,649,300
County Comprehensive Plan/County Zoning	Not applicable
City Comprehensive Plan	Residential Use
City Zoning	Residential Use – Medium Density; High Density
District Comprehensive Plan	Southwest Suburban Sewer District Comprehensive Plan (Adopted 2006)
District Franchise	The City of Burien has Franchise Agreement with the Southwest Suburban Sewer District for service to properties in the municipality. The Franchise Agreement is currently being updated to provide for installation and operation of sewer systems within the Cormodes/Roberts Olympic View Area.
Urban Growth Area (UGA)	The Cormodes/Roberts Olympic View Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the Cormodes/Roberts Olympic View Area. A Determination of Non-Significance was issued in November 2006.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Dow Constantine; Julia Patterson

King County Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Burien; Normandy Park; SeaTac

Fire Districts: King County Fire Protection District No. 2; South King Fire & Rescue No. 39

Water Districts: King County Water District No. 20, No. 49 and No. 54; Highline Water District

Sewer Districts: Midway Sewer District; Val Vue Sewer District

School District: Highline School District No. 401

SUMMARY - File No. 2246

The Southwest Suburban Sewer District proposes to annex approximately 71 acres of land (200 parcels) within the corporate limits of the City of Burien.

The Cormodes/Roberts Olympic View Area Annexation Area is located entirely within the City of Burien. The northern boundary of the site is located generally south of South 145th Street (if extended). The western-most boundary is due east of (and generally follows) SR 509. The southern-most boundary is located at approximately South 152nd Street. The eastern boundary is variously formed by 5th Avenue South, 6th Avenue South, and 8th Avenue South.

The Cormodes/Roberts Olympic View Area Annexation is being proposed by the Southwest Suburban Sewer District at this time in order to facilitate the provision of coordinated sewer services to currently developed properties and to new development. Annexation will also provide residents an opportunity to participate in elections for the Southwest Suburban Sewer District.

The Southwest Suburban Sewer District initiated this annexation proposal pursuant to RCW 57.24 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in December 2006.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30 and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13 pertaining to the provision of public sewer services within the Urban Growth Area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Southwest Suburban Sewer District representatives state that the proposed annexation is also consistent with the City of Burien Comprehensive Plan. For example, the Annexation is reportedly consistent with City of Burien Goal UT-1 (Policy UT-1.6), and Goal UT-3 which address requirements for provision of urban services to lands within the City of Burien.

The Cormodes/Roberts Olympic View Area Annexation will not have any impact on the Area's land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning by the City of Burien for the Cormodes/Roberts Olympic View Area. The proposal will not affect current or future services (e.g., fire district services or water district services) for this community.

At present, 81 of the 200 existing parcels are receiving sewer services from the District based upon outside user agreements. It is estimated that 107 parcels have on-site septic systems. Twelve parcels are vacant. With the incorporation of the Cormodes/Roberts Olympic View Annexation Area within the Southwest Suburban Sewer District's boundaries, the District will work with interested property owners to develop cost-effective plans for installation of sewer systems. The District has sufficient resources to provide sewer service for existing residences and for future residential development in these communities.

Southwest Suburban Sewer District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with (Objective 1) Preservation of Natural Neighborhoods and Communities; (Objective 2) Use of Physical Boundaries; and (Objective 3) Creation of Logical Service Areas. Similarly, the annexation would be consistent with Objective 4 and Objective 7 which call for regular and practical

boundaries. More specifically, the Southwest Suburban Sewer District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District.

The Southwest Suburban Sewer District includes the Annexation Area in its Comprehensive Plan. Southwest Suburban Sewer District representatives report that the District has the necessary capacity to serve the Cornodes/Roberts Olympic View Area. When residents in this Area choose to begin receiving sewer service, the District's operation and maintenance staff will incorporate routine maintenance and service to these residents.